

AGENDA ITEM _____
DATE _____

Regular Meeting
October 26, 2015

MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, OCTOBER 26, 2015, AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.

I. Call to Order:

II. Roll Call:

Jantz, Marge, Chairwoman
Trulove, Clara, Co-Chairwoman
Rooney, Susan, Member
South, Joyce, Member

Absent:

Member Brett Benedict (Excused)

City Staff Present:

Laura Blakeman-City Planner
Jim Gagliardi-City Planner
Linda Harris-Administrative Assistant

III. Approval of Minutes:

July 27, 2015

Co-chairwoman Trulove moved to approve the minutes from July 27, 2015 with the requested corrections. Motion was seconded by Member Rooney. All were in favor. Motion passed 4-0.

IV. New Business:

A. Request by Alan Kamps and Lila Schmidt, 2130 Erb Road, Verona WI 53593, for the following request:

- 1. DSA-15-00125: Certificate of Appropriateness** to repair/reconstruct a fire damaged house located at 414 E. 9th Street, a contributing property located within the Evergreen First Addition Historic District.*

Laura Blakeman, Planner came forward and presented a brief overview of the case as detailed in the staff report. Mrs. Blakeman stated that in April 2009 Code Enforcement received a complaint that there was extensive fire damage to the property. On July 9, 2009 a permit was issued for the demolition of the property.

The demolition never happened as the property was purchased. The property owners, Alan Kamps and Lila Schmidt obtained a building permit on December 19, 2011 for repairs to the fire damaged building. The building permit expired. On July 8, 2015 the City's Building Official determined that the building is deemed to be considered a "dangerous building" and recommended demolition if not repaired. The property owners submitted a building permit application on September 21, 2015 to fully repair and reconstruct all fire damaged areas of the property. This permit is currently under review.

The owners have indicated to City Staff their desire to reconstruct the home and fix the fire damaged repairs. City Staff is willing to work with the owners in reviewing and processing a building permit for the reconstruction. Mrs. Blakeman stated that if the Certificate of Appropriateness and the building plans are approved by the building plans examiner, City Staff will enter into an agreement with the property owners, setting forth specific timeframes for completion of all exterior work. The owners have agreed to work with the City and meet the City's required timeline for reconstruction.

The Certificate of Appropriateness is for the exterior repairs to the east and south side of the building. The proposed work includes windows, doors, and shingles. The exterior doors and window frames will be painted with a color that compliments the color within the existing stone veneer on the exterior of the house (Morocco Red).

Mrs. Blakeman presented review criteria for the Certificate of Appropriateness. The materials for the windows, doors and roofing will be comparable to what previously existed and in the historical aspect as much as possible. The reconstruction will also contribute to the character of the existing historic district because these types of construction/architectural materials are used throughout the homes in the Evergreen First Addition Historic District.

Staff received an email from David and Theresa Rodriguez. The Rodriguez's stated that they "fully agree with the home being reconstructed as long as the plans are consistent with surrounding home styles in neighborhood".

Mrs. Blakeman stated that staff is recommending approval of DSA-15-00125 Certificate of Appropriateness to repair/reconstruct a fire damaged house located at 414 E. 9th Street.

Chairwoman Jantz commented that the 2001 Inventory Survey mentions a modern security door and modern replacement entry door. Chairwoman Jantz noted that there are three doors on the south side and questioned what doors were being replaced and will they have security screens on them. She also questioned why some of the front windows are cranking out and not just picture windows. Chairwoman Jantz noted that she has a concern regarding the red color proposed for the doors. She questioned if all door openings and window frames will be painted with the proposed color.

Mrs. Blakeman stated that these questions will be deferred to the applicant, as the elevation drawing show decorative screen doors, however Staff was informed that the doors will be wood.

Lila Schmidt, 2130 Erb Road, Verona WI 53593 addressed the Commission. Mrs. Schmidt stated there are two doors on the south side. One is the main entrance door. They are proposing to paint this door. The second door on the south side is leading to the pool house and there is a gateway leading to the back yard (breezeway). Ms. Schmidt stated that their intent is not to put security screens on the doors. She stated that there is an iron gate there and it does not seem appropriate to put a door there.

Chairwoman Jantz stated that the iron gate has been damaged and asked if their intention is to replace the iron gate. Ms. Schmidt replied that it was their intention.

Chairwoman Jantz questioned if the front door on the south side will be painted the "Morocco Red".

Ms. Schmidt informed the Commission that they tried to select a color, "Morocco Red", that they thought would blend with stone fascia that exists on the house today. They are willing to move away from the morocco red. Ms. Schmidt stated that they have been working on this from out of state but their overall intent is to blend with a color that is already integrated into the veneer stone.

Chairwoman Jantz questioned the difference between the casement and fixed picture windows.

Ms. Schmidt explained that the previous windows were black. She was not sure if it was from the fire damage.

Chairwoman Jantz replied that according to the survey, the windows were dark tinted.

Ms. Schmidt stated that she was not sure if all the windows were historically picture windows but their intention was to have some of the windows casement with crank outs purely for ventilation.

Chairwoman Jantz questioned the type of screens that will be used behind the casement windows and asked if their choice of screen could be something that they would take into consideration so that they will blend with the look from the rest of the windows.

Ms. Schmidt wanted to clarify that their intent is to paint the trim around the windows the same color as the exterior doors.

Chairwoman Jantz made a call to the public to address this request. No comments were received from the public.

Chairwoman Jantz commented that several neighbors know that the reconstruction of this house is moving forward and they want to ensure that the house is brought back to its livable state.

Chairwoman Jantz commented that the Commission has been told in previous situations that they could recommend a timeline when approving a Certificate of Appropriateness. She asked Mrs. Blakeman the status of the building permit process and how long it will take to get the permit issued.

Mrs. Blakeman replied that the building permit is currently in review and that there is additional information needed regarding the trusses. The owners have a contractor who is in Chandler working on the plans and when they get their plans back to the city, it will be about 10 days to review for approval or additional comments. She stated that the redline comments were given to the owners on October 2, 2015.

Chairwoman Jantz questioned if this is the only item holding up the permit.

Mrs. Blakeman responded that this is the major item and anything else is minor.

There was a brief discussion on how long the process could take. Ms. Schmidt stated that she will be meeting with the truss company tomorrow to review the plans to get them back to the city as soon as possible. After her meeting with the contractor, she has to fly back to Wisconsin.

Chairwoman Jantz asked if the owners are allowed to do any type of work before the plans are approved.

Mrs. Blakeman replied that they can do some cleanup work on the property at this time.

Chairwoman Jantz stated that she believes that some conditions need to be placed on approving the Certificate of Appropriateness, as timing is a critical issue. She questioned if the commission was comfortable with staff working with the owners on the colors.

Mrs. Blakeman replied that staff has discussed the timing of the reconstruction with the Planning Director, Mr. Tice. The discussion evolved around a 90 day issuance on the exterior improvements being completed once the building permit is issued. Mr. Tice explained that it would be presumptuous to give a construction timeline at this point because the building permit plans have not been approved.

Chairwoman Jantz asked Ms. Schmidt if they are prepared to come to Arizona and work on the repairs until the exterior work is completed.

Ms. Schmidt indicated that not knowing when the building permit will be issued and that the upcoming holidays need to be considered in the "estimated 90 day time

frame" for the work to be completed.

Chairwoman Jantz mentioned that the Commission should consider adding approval conditions regarding the windows or colors. She asked the commission if they were agreeable with city staff working out the details with the owners. She further informed the Commission that this should be decided before making a motion to approve the request. She stated that one condition could extend 90 days beyond the approval of the building permit. In addition, if the owner does not complete the work, then the building should be demolished.

Mrs. Blakeman added that if the work is not completed within the 90 days from approval of the building permit, then the request could come back to the Commission for their review.

Ms. Schmidt stated that with the holidays approaching and the timing of the building permit being approved, she is not sure they would be able to get here the month of December and felt that 120 days to complete the work would be more acceptable for them.

Motion was made by Member Rooney to approve DSA-15-00125 Certificate of Appropriateness to repair/reconstruct a fire damaged house located at 414 E. 9th St. with the condition as stated below:

1. The façade exterior improvements visible from 9th Street and Cameron Avenue shall be completed within 120 days from the date the building permit is issued (If the work is not completed within the time frame, the applicant must come back before the Historic Preservation Commission).

Motion was seconded by Member South.

All were in favor. Motion passed 4-0.

B. Historic Preservation Website links

Mrs. Blakeman overviewed the items that are currently on the Historic Preservation website.

Chairwoman Jantz questioned if there will be anything regarding the plaques that were recently installed downtown. Mrs. Blakeman stated that there will be information on the website as she the City's webmaster was taking pictures of the installation.

Chairwoman Jantz asked if the Ordinance/Bylaws would be available on the website. Mrs. Blakeman responded that the Ordinance and Bylaws would be available when the "drafts" are ready for public review comment prior to the public hearing. There was a brief discussion regarding the Design Guidelines being revised. The current version will be replaced by the newest version once they have

been approved.

Chairwoman Jantz asked if the Evergreen 1st Addition newsletter will be available on the website. Mrs. Blakeman responded that she will send the newsletter to the webmaster to be added to the Historic Preservation Commission web site link.

Mrs. Blakeman informed the Commission that City Staff will send information to the City's web master to publicize the grant we received.

C. Evergreen 2nd Addition Newsletter

Chairwoman Jantz suggested that the members brainstorm about topics for the 2nd newsletter. She discussed compiling a survey asking owners what they would like to see in the historic district. Mrs. Blakeman suggested putting together a list of items indicating what improvements can be done in the historic district and the process as well as comparing a historic district, an neighborhood outside of the district and an HOA. Member Rooney and Member South will meet before the next meeting to compile ideas for the survey.

D. Doors to the Past Plaque & Sprouse-Reitz Building Plaque

Chairwoman Jantz stated that the two plaques were taken, one of which is a ^{history} historic plaque. Main Street is in the process of having these plaques replaced or alternative plaques in the meantime. Chairwoman Jantz contacted the company who makes the plaques. The cost to have two plaques made will be \$433.20, which is cheaper because the company can use the existing molds. Chairwoman Jantz suggested that funds be taken from the Plaque and Pedestal fund to pay for one of the plaques, in lieu of Main Street paying for two plaques.

Motion was made by Member Rooney to use the funds from the Plaque and Pedestal account to pay for one plaque. Motion was seconded by Member South. All members present were in favor. Motion passed 4-0.

E. Historic Property Monitoring areas

Chairwoman stated that at the last meeting it was suggested that member South take on the responsibility of contacting the realtors of properties for sale in the Evergreen Historic District. Chairwoman Jantz questioned the process for houses that are "for sale by owners". She suggested that the Commission members monitor their geographic areas and contact the property owner to provide them a copy of the newsletter.

Using this strategy, Staff and the Commission are hoping that this will educate the homeowner in regards to the process for doing exterior improvements in a historic district.

F. Evergreen Historic Properties Monitoring

The Commission had nothing to report for the monitoring areas of the district.

V. Call to the Public:

There were no comments from the public.

VI. Report by Officers:

A. Historic Preservation Ordinance/Bylaws

Mrs. Blakeman reported that staff is still working on the Ordinance/Bylaws. She explained the Ordinance will include a public hearing process that will assist in streamlining the review process and provide a greater opportunity for public engagement. After a draft is available for the public to review, the formal review process will begin with the Commission.

B. Federal Fiscal Year 2015 Certified Local Government Pass-Through Grant regarding Nomination Preparation for designating local landmarks – "Signs".

Mrs. Blakeman stated that Staff received the official letter for acceptance of the grant. Chairwoman Jantz asked what the first step will be and if there is anything that the Commission can begin working on. Mrs. Blakeman replied that staff will be working on the Request for Proposals. Once the Request for Proposals is complete, Staff and Commission can move forward with the next steps outlined in the grant proposal.

C. 1017 N. Kadota – Carport Addition (Evergreen Contributor)

Mrs. Blakeman reported that Staff met with the owner, Mr. Carl Petersen. Mr. Petersen informed Staff that he went before the Judge regarding the violations. The Judge expects to see progress regarding the violations. Staff gave Mr. Petersen a deadline date of October 5, 2015 to apply for the Certificate of Appropriateness. Mr. Petersen did not submit his paperwork, therefore, the violation issues are back into the court process.

D. 806 N. Brown – Appeal (Evergreen Contributor)

Mrs. Blakeman informed the Commission that the appeal will be heard at the City Council meeting on November 2, 2015. Chairwoman Jantz stated that she discovered that Ms. Jimenez installed the windows grids sometime after the last commission meeting.

E. Rose Johnson Mural Plaques

Chairwoman Jantz reported that the mural plaques were installed by the City's Street Division. Ms. Blakeman, the Public Information Officer and the downtown historic walking group (dressed in costume), were there for the installation. In addition, an article was included in the newspaper and the information posted on the city's Facebook page.

F. Certificates of No Effect/Certificates of Appropriateness Database & Future Web links

Chairwoman Jantz stated that she met with Mrs. Blakeman regarding the spreadsheet containing the Certificate of Appropriateness' and Certificate of No

Effects. Chairwoman Jantz noticed that there are some approvals which have not been included in the spreadsheet. Chairwoman Jantz volunteered to gather the missing information and forward to Staff to complete the spreadsheet.

Mrs. Blakeman explained that staff will be working on getting the Certificate of Appropriateness' and Certificate of No Effects on the GIS map for ease of tracking approvals, etc. However, this is a long term goal and eventually the information would be linked to the website for public access.

G. Plaque & Pedestal Fund

The balance in the account is currently \$1219.05. Chairwoman Jantz stated the balance is \$10 more than her records. Staff will check into the discrepancy and report back to the Commission.

VII. Adjournment:

Chairwoman Jantz called for adjournment at 7:26 p.m.

Submitted this 9th day of November 2015, by Linda Harris, Administrative Assistant to the Historic Preservation Commission, subject to the Commission's approval.

Approved this 23 day of Nov, 2015, by the Casa Grande Historic Preservation Commission.


Chairwoman Jantz